

**Town of Wayland
Economic Development Committee
September 27, 2012
Meeting Minutes**

Attendance:

Rebecca Stanizzi	Chair
George Uveges	Member
Nick Willard	Member
Sam Potter	Member
Dave Watkins	Member

Guests:

Jean Milburn	Prospective Member
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Rebecca Stanizzi called the meeting of the Economic Development Committee (EDC) to order at 6:40 pm in the Town Planner's Office with the following Agenda:

- 1) Public Comment
- 2) Approve meeting minutes
- 3) EDC Priorities
 - a) Route 20 Septage Facility / DPW Site senior housing proposal
 - i) Market Study – summarize results
 - ii) Environmental Phase I and follow-up – summarize results
 - iii) Outreach
 - iv) Next steps
- 4) Design Review Board – Finnerty's
- 5) New Business
Next regular meeting: Second Thursday of October (October 11)

Discussion was as follows:

- 1) Public comment
None.
- 2) Approve meeting minutes
Meeting minutes for July 22 and August 14 were reviewed and approved by vote of 4-0 with Dave Watkins abstaining since he was not present for the meetings.

EDC's annual report was reviewed and approved for submittal to the Wayland Annual Town Report, approved 5-0. Ms. Stanizzi to submit to MaryAnn DiNapoli.
- 3) Route 20 Septage Facility / DPW Site senior housing proposal
 - i) Market Study preliminary results

This topic was discussed at length at prior meetings, therefore discussion this week was brief. Review of “one-pager” summary is awaiting final market study.

ii) Environmental Phase I and follow-up – summarize results

Mr. Potter drafted and circulated an updated draft summary which was reviewed and discussed to ensure all comments had been added.

A question was raised at last meeting regarding past random methane smells at Longfellow and buildings adjacent to the Sudbury landfill on the other side; the smells have decreased over the years now that Sudbury has been capped for some time, however, Mr. Potter followed up with Tighe& Bond for more info. T&B confirmed that the odors come from landfill vent pipes, not from solid ground. Therefore either the vent pipes could be treated with a charcoal or other filter to mitigate the smells, or T&B suggested that since the pipes are simple PVC, they could easily be moved away from the property line. Methane levels peak immediately after capping, and decrease sharply within 3-4 years; Sudbury has been capped for 8-10 years, therefore this is not likely to be an issue, but if it is, it is mitigatable.

iii) Outreach

A Board of Selectmen joint meeting date of October 10 has been tentatively set to review the environmental and market study results. Ms. Stanizzi to reach out to Community Preservation Committee to see if they can join as a three-way meeting; otherwise EDC will present to them separately.

If this date holds, subsequent meetings will be scheduled with other Wayland committees/boards.

iv) Next steps

Mr. Potter reviewed the original budget vs. current estimates, and we remain on budget as a whole, with shifts between line items (as expected). Tighe& Bond has submitted a proposal for the entire scope of civil and site engineering; Mr. Potter is currently coordinating with Fred Turkington and John Moynihan as to whether competing bids are necessary, given the size of the scope of work; or not necessary, as a continuation of current site engineering efforts.

RFP's are planned to be issued after BOS presentation.

It has been discussed in the past that the project needs a new name, to start rebranding itself, if only as a placeholder for the future – the “Route 20 Septage/DPW Site” moniker only describes the past, not the future. The Sudbury River is a unique asset and identity for the site, and several options were discussed. It was agreed that the new placeholder name will be, for now, “River's Edge Wayland”.

4) Design Review Board – Finnerty's site

Efforts still underway – no resolution yet.

5) New Business

Next regular meeting: Second Thursday of October (October 11)

The regular meeting for October 11 will be canceled due to the BOS meeting on October 10.

Meeting was adjourned at 8:45 pm.

Meeting notes respectfully submitted by Rebecca Stanizzi.